

**NOTICE OF COMMUNITY MEETING AND
AVAILABILITY OF INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION
CITY OF EL MONTE PLANNING DIVISION**

Hablamos Español favor de hablar con Marcella Magdaleno (626) 258-8626

TO: All Interested Parties

FROM: City of El Monte Planning Division

APPLICATION: General Plan Amendment No. 04-14, Zone Change No. 04-14, Tentative Tract Map No. 73060 and Design Review No. 08-14

PROPERTY LOCATION: 11640-11710 Valley Boulevard, 11730 Valley Boulevard, 11740 Valley Boulevard, 3147 Baseball Avenue / APNs: 8566-021-011 through 015, 8566-021-010, 8565-014-012, and 029 (A full legal description of the property is on file in the office of the El Monte Planning Division).

REQUEST: **Project Site** - The proposed project consists of a General Plan Amendment and a Zone Change for the development of a mixed-use project on a vacant 2.57 acre site formerly used as an automobile dealership. The project site is located in the General Commercial (C-3) zone on the southwest side of Valley Boulevard south of Interstate 10 and northwest of Baseball Avenue. The project applicant proposes to demolish the existing onsite buildings and construct a mixed-use project with two (2) four-story buildings with 76 townhomes and 31,240 square feet of commercial retail for a total of 104,480 square feet. The project proposes 311 parking spaces consisting of one level of subterranean parking in each building for the retail space and residents and surface overflow parking for the commercial employees and customers.

Expanded Area – In addition, in order to provide future opportunities for mixed-use development in the area, the City of El Monte is initiating a General Plan Amendment and Zone Change for three properties contiguous to the project site to the east (APNs 8566-021-010, 8565-014-012 and 029). As a result, the General Plan land use and zoning designation for the project site and the three added properties are proposed to be changed to Mixed/Multi Use (MMU). While no development is proposed for any of the three added properties at this time, they will be evaluated based on the potential development allowed by the proposed general plan amendment and zone change.

Requested Entitlements - Entitlements include a General Plan Amendment to change the land use designation for the project site and expanded area from Regional Commercial, General Commercial and Medium Density Residential to Mixed/Multi-Use and a Zone Change from General Commercial (C-3) and Multiple-Family Dwelling (R-3) to Mixed/Multi-Use (MMU). In addition, a Tentative Tract Map for condominium purposes and a Design Review for the commercial buildings are proposed for the project site.

The requests on the above are made pursuant to the requirements of Chapters 16.10, 17.22, and 17.26 of the El Monte Municipal Code (EMMC).

**APPLICANT AND
PROPERTY OWNER:** New S.W.S Southland Real Estate, LLC
Mr. Wynn Hui
915 W. Foothill Boulevard
Arcadia, CA 91007

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**ENVIRONMENTAL
DOCUMENTATION:**

An Initial Study prepared for the project determined that there will be less than significant impacts to the environment because mitigation measures will be incorporated into the project. Therefore, a Mitigated Negative Declaration (MND) has been prepared for the Valley Mixed Use Project as provided under the California Environmental Quality Act. Mitigation measures are provided to lessen potential impacts related to aesthetics, air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, noise, public services, transportation/traffic, utilities and service systems and mandatory findings of significance.

**PUBLIC REVIEW AND
COMMENT PERIOD:**

The Initial Study and Mitigated Negative Declaration may be viewed at the City's Website at: <http://www.elmonteca.gov/Government/EconomicDevelopment/Planning/EnvironmentalDocuments.aspx> beginning on Monday, March 14, 2016 and at the Planning Division at El Monte City Hall West.

Comments on the Initial Study and Mitigated Negative Declaration may be received between Monday, March 14, 2016 and Wednesday, April 13, 2016 and orally at the community meeting:

Community Meeting:

Date: Thursday, March 31, 2016

Time: 6:30 p.m.

Place: El Monte City Hall

City Hall West – Conference Room A

11333 Valley Boulevard, El Monte, CA 91731

Written Comments (in person, via mail or email):

Salvador Lopez, Contract Planner

El Monte City Hall West

11333 Valley Boulevard, El Monte, CA 91731

slopez@elmonteca.gov

For further information regarding this application, please contact the Planning Division at (626) 258-8626 Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

Published and
Mailed on:

Wednesday,
March 9, 2016

City of El Monte Planning Division
Marcella Magdaleno, Planning Division Secretary